

Leinster Property Consultants
27 Market Street
Ardee
Louth
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1 William Street, Ardee

Starting Bid: €230,000.00



For sale by Leinster Property Consultants via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to bring this mixed unit development of commercial and residential property. to the market.

This is an excellent development and/or investment opportunity, with the property offering a dual purpose consisting of two separate residential apartments and two separate commercial retail units.

The building has the advantage of having a prestigious location within the town, located on the street corner of the busiest cross section within the town of Ardee.

The property consists of the following:

Commercial Retail unit 1: Road frontage ground floor retail unit, comprising of retail unit, Access hallway, Storage room, kitchen and W/C

Commercial Retail unit 2: Road Frontage Ground floor retail unit, comprising of retail unit, Storage room and W/C

Residential apartment 1: Ground floor and first floor apartment comprising of, Ground floor- Living room and Kitchen and First floor 2 bedrooms and bathroom

Residential apartment 2: First floor apartment comprising of, 2 double bedrooms, Kitchen, Living room and bathroom

Please review floor plans attached for all measurements.

Commercial rates: €910

The property is located in the charming town of Ardee Co Louth. It is conveniently located close to the link road that connects to the M1 motorway. It is accessible to both Dublin and Belfast, approximately 70km from Dublin and 100km to Belfast. The property is ideally located within walking distance to all local schools, Supermarkets, GAA club, town centre and all local amenities. Viewing is an absolute must.

Features

Mixed development unit of commercial and residential
Prestigious location in the town
Two apartments and two commercial retail units
Accessible to Dublin and Belfast
Development and/or investment opportunity

BER Details:

Ground Floor Apt: BER D2 / BER No. 114827066

First Floor Apt: BER D2 / BER No. 114854748

Commercial Unit 1: BER G / BER No. 800845075

Commercial Unit 2: BER D2 / BER No. 800845091

TO VIEW OR MAKE A BID Contact Leinster Property Consultants or [iamsold](http://iamsold.com), www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be

accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.